

IN RE: PETITION FOR ZONING VARIANCE  
SE/S Cameron Mill Road, 2500 sq ft  
(2001 Cameron Mill Road)  
7th Election District  
3rd Councilmanic District  
Robert Sunderland, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-132-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 27 feet in lieu of the required 50 feet for a proposed garage addition as more particularly described in Petitioner's Exhibit 1.

The Petitioners, by Mr. Sunderland, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of October, 1988 that the Petition for Zoning Variance to permit a side yard setback of 27 feet in lieu of the required 50

feet for a proposed garage addition in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the garage addition to be converted to a second dwelling unit and/or apartment. The addition no kitchen or bathroom facilities.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner for  
Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/25/88  
By J. Robert Haines

JRH:bjs

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

October 25, 1988

Mr. & Mrs. Robert M. Sunderland  
20001 Cameron Mill Road  
Parkton, Maryland 21120

RE: PETITION FOR ZONING VARIANCE  
SE/S Cameron Mill Road, 2500 sq. ft. SW of Kaufman Road  
(2001 Cameron Mill Road)  
7th Election District - 3rd Councilmanic District  
Robert Sunderland, et ux - Petitioners  
Case No. 89-132-A

Dear Mr. & Mrs. Sunderland:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

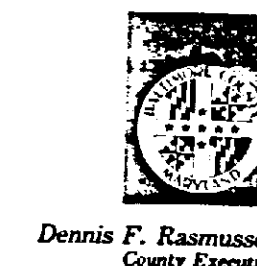
Very truly yours,

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner for  
Baltimore County

JRH:bjs

cc: People's Counsel

File



Dennis F. Rasmussen  
County Executive

#### PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.1 To allow a side yard setback of 27 feet in lieu of the required 50 feet (for an addition) of 27 feet in lieu of the required 50 feet.

Because of our expanding family and needs, we would like to add a ground level garage with family room above, to our house. The garage would be a much needed asset for providing shelter from the elements especially during harsh weather and the new family room would provide expanded living comfort to our present and somewhat limited conditions. Property is to be posted and advertised as prescribed by Zoning Regulations.

We, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and agree to be bound by the zoning regulations and restrictions of Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

ROBERT M. SUNDERLAND

(Type or Print Name)

Signature

J. ROBERT HAINES

(Type or Print Name)

Signature

20001 Cameron Mill Rd. 21204-0932

Address

Phone No.

Parkton, Maryland 21120

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

ROBERT M. SUNDERLAND

Name

20001 CAMERON MILL RD. 21204-0932

Address

Phone No.

Commissioner of Baltimore County, this 24th day

of 10/25/88, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of October, 1988, at 10 o'clock

P.M.

J. Robert Haines

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING  
Date 10/25/88  
By J. Robert Haines

#### ZONING DESCRIPTION

July 30, 1988

Robert M. Sunderland and wife Property  
20001 Cameron Mill Road  
Parkton, Maryland 21120  
7th Election District  
Baltimore County, Maryland

S. E. SIDE OF CAMERON MILL ROAD 2,500' + SOUTH FROM IT'S INTERSECTION WITH KAUFMAN ROAD OTHERWISE KNOWN AS 20001 CAMERON MILL ROAD IN THE 7TH ELECTION DISTRICT. LIBER 5525, FOLIO 584.

BEGINNING FOR THE same at a railroad spike now set in or near the center of Cameron Road, as now constructed at the beginning of the third line of the second parcel of land which by deed dated December 4, 1950, and recorded among the Land Records of Baltimore County in Liber G.L.B. 1915 folio 87 was conveyed by Annie Catherine Miller, widow, to Robert C. Piereman and wife, said point of beginning also being situate at the beginning of the eighth line of land which by deed dated April 26, 1913, and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 413 folio 120 was conveyed by Noah F. Ensor and wife, et al to Herbert C. Tracey (said land now being owned by Richard W. Tracey by deed recorded among the Land Records of Baltimore County in Liber T.B.S. 1664 folio 306), thence leaving said place of beginning and running and binding in or near the center of the first aforementioned deed, and also binding on a part of the eighth line of the second hereinmentioned deed, referring all courses of this description to the meridian of said second parcel of the first hereinmentioned deed (1) North 32 degrees 00 minutes 00 seconds East 153.96 feet to a railroad spike now set, thence leaving Cameron Road and running for new lines of division through the land described in said second parcel of the first hereinmentioned deed, of which the parcel now being described is a part, the two following courses and distances, viz: (2) South 45 degrees 00 minutes 00 seconds East 307.70 feet to a pipe now set and thence (3) South 45 degrees 00 minutes 00 seconds West 150.00 feet to a pipe now set in the second line of the second parcel of said first hereinmentioned deed, at a point distant 360.68 feet, measured northwesterly along said second line from a white oak tree there situate at the beginning of said second line. said last mentioned pipe also being situate in the seventh line of the second hereinmentioned deed, thence running and binding on a part of said second line of the second parcel of the first hereinmentioned deed and on a part of said seventh line of the second hereinmentioned deed, (4) North 45 degrees 00 minutes 00 seconds West 273.07 feet to the place of beginning. Containing 1.000 acres of land, as now surveyed by Evans, Hagan & Holdefer, Incorporated.

#### CERTIFICATE OF POSTING

89-132-A

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Townson, Maryland

District: 7th  
Posted for: Variance  
Petitioner: Robert Sunderland, et ux  
Location of property: SE/S Cameron Mill Road, 2500' SW of Kaufman Road, (20001 Cameron Mill Road)  
Location of Sign: In front of subject property, 20001 Cameron Mill Road  
Remarks:  
Posted by: J. J. Grata  
Date of return: September 30, 1988  
Number of Signs: 1

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 19, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 15, 1988

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed petition for a zoning variance at the County Office Building, located at 111 W. Chase Avenue in Towson, Maryland at 10:00 A.M. on Thursday, Oct. 13, 1988 at 10:00 A.M.  
Petition for Zoning Variance Case number 89-132-A SE/S Cameron Mill Road, 2500 sq. ft. SW of Kaufman Road (20001 Cameron Mill Road) 7th Election District  
Petitioner: Robert Sunderland, et ux  
Hearing Date: Thursday, Oct. 13, 1988 at 10:00 A.M.  
Variance to allow a side yard setback of 27 feet in lieu of the required 50 feet. In the event the variance is granted, a building permit may be issued for the proposed addition. Such request must be in writing and presented in this office by the date of the hearing and shown or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
9232 Sept. 15

#### CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 19, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept 14, 1988

\$55.10  
Reg# 04197  
Reg# 118993  
Zake Olson

THE JEFFERSONIAN,

Publisher

NOTICE OF HEARING  
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Petitioner: Robert Sunderland, et ux  
Hearing Date: Thursday, Oct. 13, 1988 at 10:00 A.M.  
Variance to allow a side yard setback of 27 feet in lieu of the required 50 feet. In the event the variance is granted, a building permit may be issued for the proposed addition. Such request must be in writing and presented in this office by the date of the hearing and shown or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County  
1738 Sept. 14

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

Date: 9/22/88

Mr. & Mrs. Robert Sunderland  
20001 Cameron Mill Road  
Parkton, Maryland 21120

Re: Petition for Zoning Variance  
Case Number: 89-132-A

Dear Mr. & Mrs. Sunderland:

Please be advised that 9/05/88 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post set(s) to the Zoning Office, County Office Building, 111 W. Chase Avenue, Towson, Maryland 21204, 15 minutes before

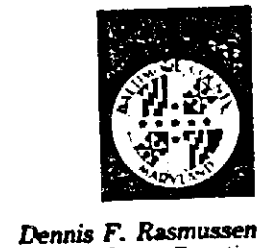
BAaltimore County, Maryland  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE 10/13/88 ACCOUNT R-01-615-000  
AMOUNT \$ 115.73  
RECEIVED FROM [Signature]  
FOR [Signature]  
B 0121\*\*\*\*\*1957889-115.73 -A  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333  
J. Robert Haines  
Zoning Commissioner

9/9/88

# NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

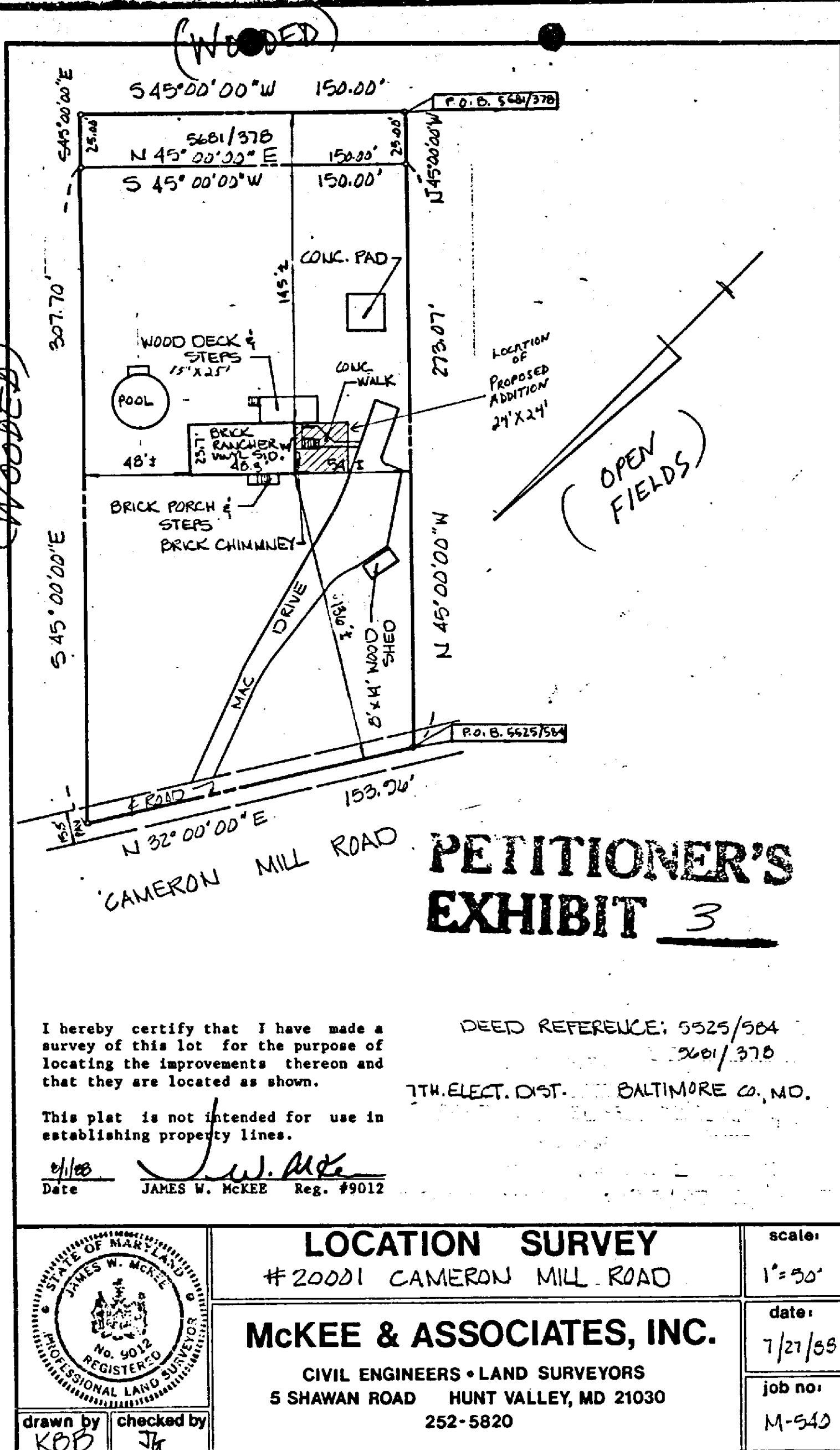
Petition for Zoning Variance  
CASE NUMBER: 89-132-A  
525 Cameron Mill Road, 2500 sq. ft. SW Kaufman Road  
(20001 Cameron Mill Road)  
7th Election District - 3rd Councilmanic  
Petitioner(s): Robert Sunderland, et ux  
HEARING SCHEDULED: THURSDAY, OCTOBER 13, 1988 at 2:00 p.m.

Variance to allow a side yard setback (for an addition) of 27 feet in lieu of the required 50 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

cc: Mr. & Mrs. Sunderland  
File



I hereby certify that I have made a survey of this lot for the purpose of locating the improvements thereon and that they are located as shown.

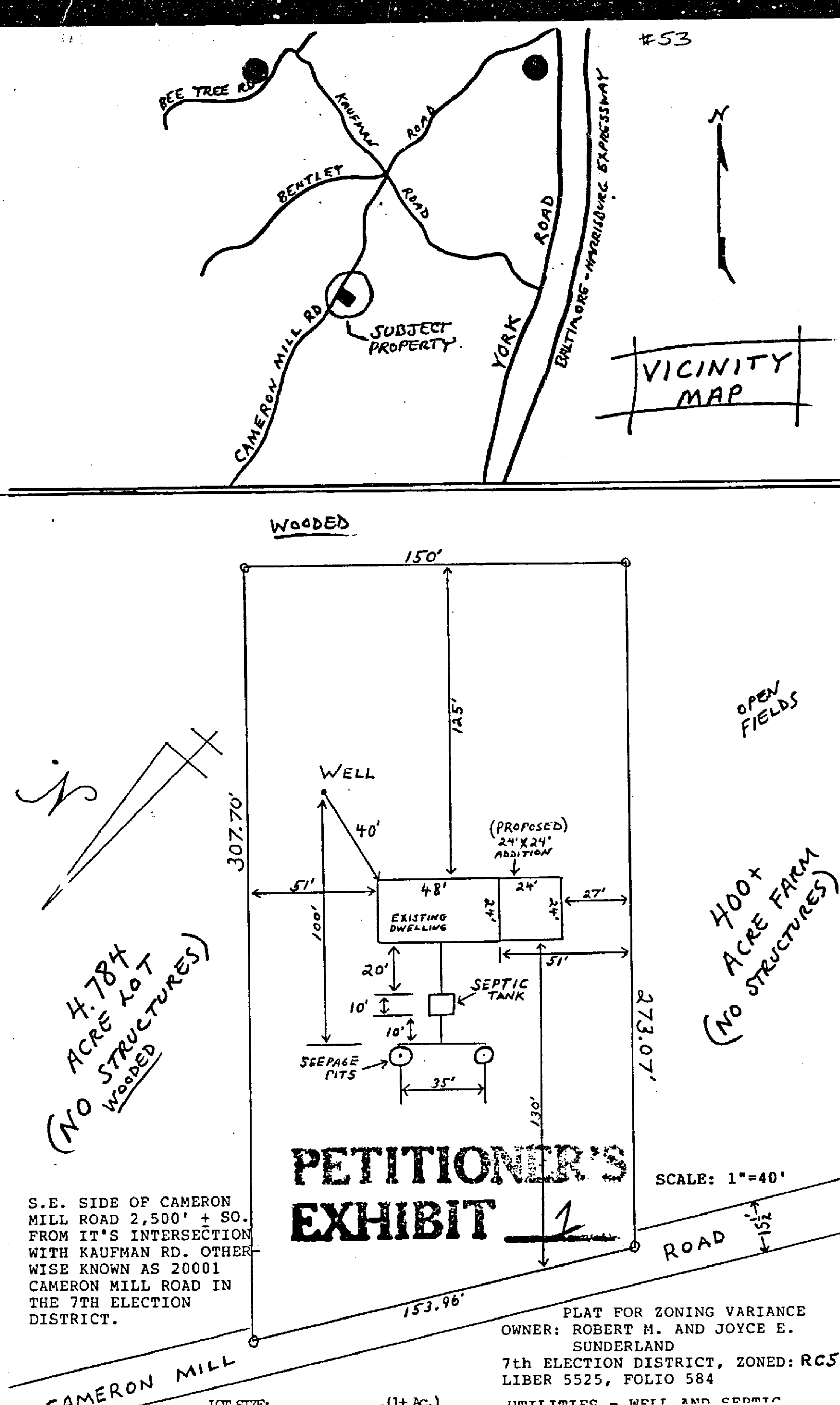
This plat is not intended for use in establishing property lines.

Date: 9/1/88  
JAMES W. MCKEE, Reg. #9012

DEED REFERENCE: 5525/584  
260/370

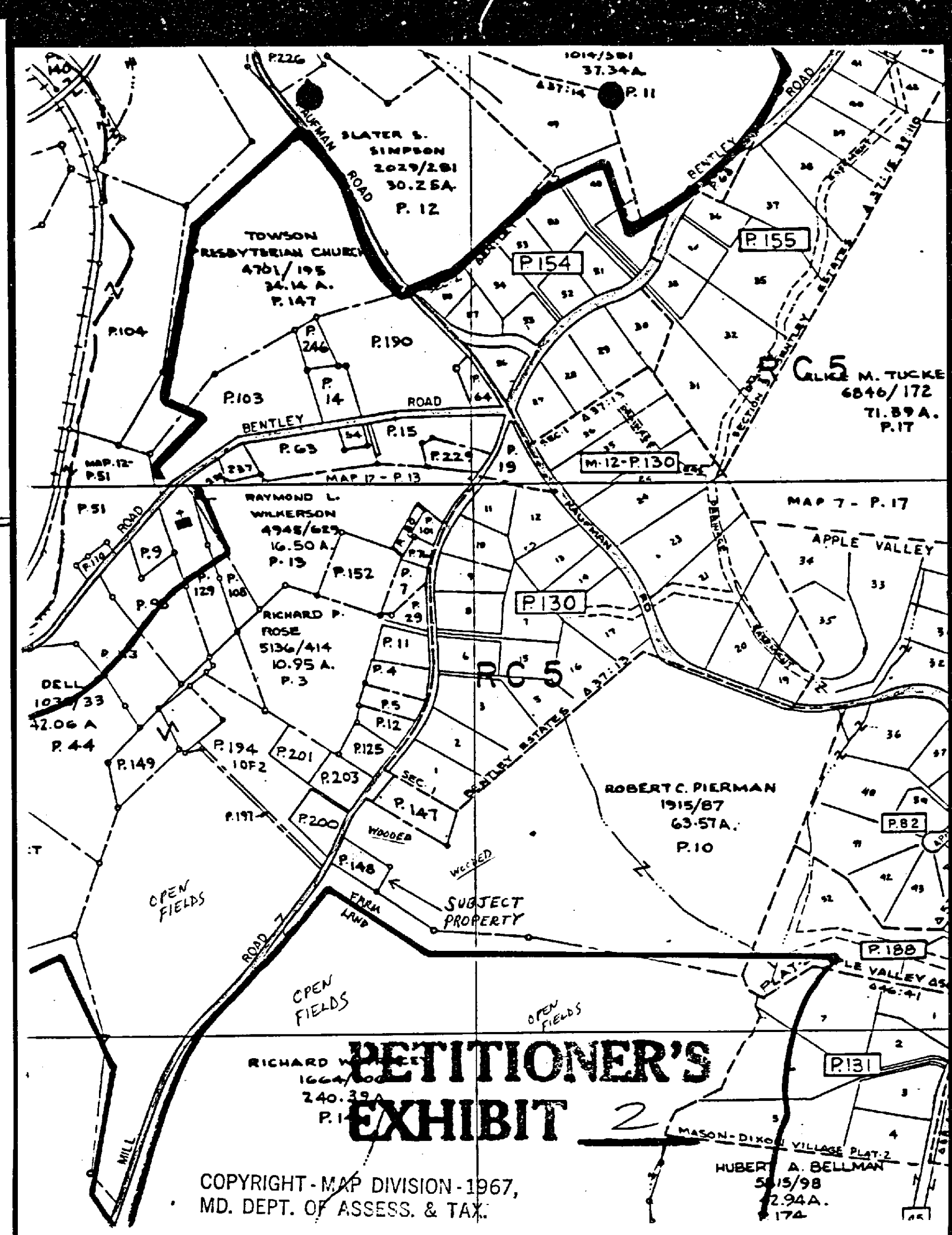
1TH. ELEC. DIST. BALTIMORE CO., MD.

	LOCATION SURVEY		Scale:
	#20001 CAMERON MILL ROAD		1"=50'
	MCKEE & ASSOCIATES, INC.		Date:
	CIVIL ENGINEERS - LAND SURVEYORS		7/21/88
5 SHAWAN ROAD HUNT VALLEY, MD 21030		Job No:	M-540
252-5820		Drawn by:	KED
Checked by:		3/6	



S.E. SIDE OF CAMERON MILL ROAD 2,500' + SO. FROM IT'S INTERSECTION WITH KAUFMAN RD. OTHER WISE KNOWN AS 20001 CAMERON MILL ROAD IN THE 7TH ELECTION DISTRICT.

PLAT FOR ZONING VARIANCE  
OWNER: ROBERT M. AND JOYCE E. SUNDERLAND  
7th ELECTION DISTRICT, ZONED: RC5  
LIBER 5525, FOLIO 584



PETITIONER'S EXHIBIT 2

COPYRIGHT - MAP DIVISION - 1967,  
MD. DEPT. OF ASSESS. & TAX.

89-132-A

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
24th day of August, 1988.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner: Robert M. Sunderland, et ux  
Petitioner's Attorney: James E. Dyer  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500

Paul H. Reincke  
Chief

September 7, 1988

J. Robert Haines, Zoning Commissioner  
Office of Planning & Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Re: Property Owner: Robert M. Sunderland, et ux

Location: SE/S Cameron Mill Road, 2,500 sq. ft. SW of Kaufman Road 20001 Cameron Mill Road  
Item No.: 53 Zoning Agenda: Meeting of 8/23/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] 9-7-88  
Planning Group  
Special Inspection Division  
NOTED & APPROVED: [Signature]  
Fire Prevention Bureau

/s/

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000

Mr. & Mrs. Robert M. Sunderland  
20001 Cameron Mill Road  
Parkton, Maryland 21120

RE: Item No. 53 - Case No. 89-132-A  
Petitioner: Robert M. Sunderland, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Sunderland:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer/dt  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:dt

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

J. Robert Haines  
Zoning Commissioner

Date: October 12, 1988

Pat Keller, Deputy Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition Nos. 89-120-A (Valley Ltd.); 89-122-A (C. Weiner); 89-125-A (Cist); 89-127-A (Brown); 89-129-A (Lewis); 89-130-A (Reeder); 89-131-A (Markert); 89-132-A (Sunderland); 89-134-X (Zink)

The Office of Planning and Zoning has no comment on the above listed projects.

FR/sf

RECEIVED ZONING OFFICE  
DATE: 10/14/88

CPS-008